

For Sale, Land, Plot, Nicosia, Strovolos, 572m²

For Sale : **€ 235,000**

Description
High-Yield Residential Plot for Sale in Strovolos – Strategic Investment Opportunity

Whether you are a family ready to build your custom forever home or a smart investor looking to develop a profitable residential project, this exceptional residential plot in Strovolos offers the perfect blank canvas. Buying land in this established and highly accessible area provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This is a rare chance to secure premium Cyprus real estate in a central neighborhood designed for quality living and strategic growth.

Versatile Development Opportunities
Boasting a well-positioned surface in the desirable Ka6 zone, this property is primed for immediate construction. With a 90% building density and a 50% coverage ratio, the zoning offers fantastic versatility: it is perfectly sized for a spacious, multi-level family house with a garden, or a small development of residential units for high-yield returns. The plot is ideally suited for those looking for plots of land for sale in Strovolos that balance suburban comfort with strong development potential, making the transition from blueprint to reality incredibly smooth with a structural allowance for 2 floors and 10 meters in height.

Key Features

Property Type: Residential Plot
Location: Strovolos, Nicosia
Planning Zone: Ka6 (Residential)
Building Density: 90% (Perfectly sized for a spacious family house or small development)
Coverage Ratio: 50%
Structural Allowance: 2 Floors / 10m Height
Legal Status: Title deed available
Infrastructure: Located in a prime residential pocket with all utility services available
Cyprus real estate investment: High-value potential in a central and accessible residential hub

Location and Neighborhood Benefits
Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium neighborhood in Strovolos, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major commercial, educational, and healthcare landmarks, making it an area highly attractive to both families and quality tenants. Enjoy proximity to local parks, top-tier schools, and the benefits of being in a well-connected district with seamless access to the city center and the motorway.

Land for sale near Tseriou Avenue: Located within a 2-minute drive of one of the capital's most active commercial and service arteries.
The Grammar School: Situated just a 5-minute drive away, providing proximity to one of the island's premier private educational institutions.
GSP Stadium: Reachable within a short 6-minute drive, ensuring easy access to the region's main sports and events hub.
Mall of Cyprus and IKEA: Positioned within a 7-minute drive, ensuring effortless access to the island's premier shopping destination.
Strovolos Municipal Hall: Located within a 4-minute drive, providing easy access to the district's primary administrative and civic center.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this plot for sale in Strovolos is an unparalleled opportunity. Prime development land with this specific density in such a central location is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next Cyprus real estate investment. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 32 years, offering unmatched expertise and a commitment to excellence.

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **572m²**

Gallery

